out smell or annoyance, through the main lines of the sewers; a very large quantity of water having been soon afterwards discharged through the same sewers from the Surrey canal close by. The whole of the cesspools, excepting one of the large ones, have been filled up with rubbish; and that one, which is situate at the head of the main drain, has been paved, well cemented inside, and made into a water tank for the purpose of periodically letting off, with a rush, a large body of water through the drains, which, by so doing, can be thoroughly scoured out.

The eighty-seven houses are drained by main drains or sewers of glazed stone-ware pipes, carried, as before observed, along the back of the houses; the outlet being twelve inches in diameter. Four-inch branch drains, of the same material, lead into the main drains or sewers from all the water-closet pans, area, yard, and kitchen sinks, and rain-water pipes. The main and the branch pipes together measure nearly a mile in length, and the whole of the work, namely, the emptying and filling up of the cesspools, the materials and labour of the drains, sinks, traps, water-closet pans, and the making good of everything disturbed, has been executed at a cost of about 500*l.*, or 5*l.* 15*s.* per house.

If the same property had been drained under the recent system, large brick sewers would have been laid down in front of the houses; with fifteen-inch brick drains (the size required by the late Surrey and Kent Commission) laid into them from the houses; and the cost of the sewers and drains together would have amounted to 2,550*l.*, or 29*l.* 6*s.* per house: so that by the plan of draining with tubes laid along the back of the houses, a saving has been effected over the recent system of 2,050*l.*, or 23*l.* 11*s.* per house; and if, instead of large brick sewers and drains, fifteen-inch pipe sewers had been put down in front of the houses, with separate four-inch pipe drains laid into them from each house, the expense in this case would have been 1,150*l.*, or 13*l.* 6*s.* 8*d.* per house, being an excess of 650*l.*, or 7*l.* 11*s.* 8*d.* per house, over the plan of back drainage as executed."

The report was adopted.

Reports were also presented from Mr. Lovick and from Mr. J. Lysander Hale, assistant-surveyors, on the cleansing of streets, courts, and alleys by means of the hose and jet, from which it appeared that several of the most offensive courts and alleys in the neighbourhood of St. Giles's had been cleansed and rendered wholesome by these means. A calculation is given as to the time employed, and expense of this operation. To cleanse a court containing 150 square yards occupied 4½ minutes, and the cost of the work was as follows for an area of 1,521 yards:—922½ gallons of water, 2½*d.*; four men at 5*d.* per hour each man, 1*s.* 0½*d.*; wear, &c., of apparatus, ½*d.*—total, 1*s.* 3½*d.*, or about 1*d.* per 100 yards. A calculation is also given of the expense for cleansing the parish of St. Ann, Soho, which showed that, taking the paved carriage ways and foot pavements to comprise an area of 64,000 square yards, it might be found sufficient to cleanse 42,000 yards of the parish twice a week, and the remaining poorer part of the parish three times a week. By this arrangement there would be cleansed 150,000 yards per week, which, at 1*d.* per 100 yards, would cost 6*l.* 5*s.* per week, or 325*l.* per annum. The parish contains 1,460 houses, and between 16,000 and 17,000 inhabitants; and the cost of cleansing, divided equally among them, would be to each house 1*d.* per week, or to each inhabitant 4½*d.* per annum, and this would include the cleansing of the foot pavements, which are never touched by the scavengers.

In reference to the expediency of washing the street soil into the sewers, an opinion is given, that if they are properly constructed, all refuse might be washed into them with great advantages; but by arrangements of proper flushing apparatus in the sewers, the water might be so controlled as to ensure the desired end of removing the deposit, even in sewers very defective.

PROPOSED PROFESSIONAL CLUB.—A correspondent says;—with regard to the proposed club, I would beg leave to suggest a "Model Lodging-house" attached, for the convenience of those employed in architects' and artists' offices. The advantages of such a nucleus would be immense. The "Architectural Association," moreover, would do well to pay for their accommodation in the same building. The architectural draughtsmen would then have but a short distance to travel from their study to their bed. The walk out to their business of a morning, and their return, would then be a pleasing relaxation. I venture to hope, therefore, that the hint will be sufficient to prevent its being overlooked by the club-house promoters. Branches might be established in the different large towns, so as to keep up a constant correspondence, and, indeed, form a mighty "family compact."

Miscellanea.

SCENERY.—We have had little opportunity lately to continue our notices of scenery and theatrical decoration, little of striking novelty or more than ordinary ability having been produced in this way since the re-opening of the houses for the winter season. The time, however, is coming when we shall doubtless have to record progress. At the *Lyceum*, Mr. Beverley produced a room-scene a short time since, for a piece called, "My Father did so before me," (written to introduce the son of the late John Reeve, of comic memory, to a London audience), which without any pretence or glare, was perfect of its kind. In the revived "Merry Wives of Windsor," now playing there (revived with all that attention to costume and keeping which distinguishes the house), the same artist has introduced some landscape scenes, which are beautiful pictures. At the *Haymarket Theatre*, the decoration of which we justly praised some time ago, a clever landscape has been painted for the new and interesting drama called "The Knight of Arva." The scenery at this house, generally, has been greatly improved lately. At the *Adelphi*, where people laugh so much that they are not able usually to criticize, the Liverpool burlesque, called "The Enchanted Isle," has afforded opportunity for some pretty effects.

THE COMBUSTIBILITY OF ZINC.—Some remarks on this subject, by a correspondent, have induced us to state more particularly that, although there can be no doubt of the decided combustibility of zinc, which will enflame and burn without either blow-pipes or oxy-hydrogen lights, the degree of its combustibility is very much affected by its purity or impurity. Commercial zinc is not pure zinc, but it is undoubtedly capable of "aiding and abetting" a conflagration for all that—though not of *originating* it. Even in a common candle, impure zinc, in a *thin slip*, will gleam and burn like tinder or touchwood, and be reduced to a mere film of fine ash or oxide, that will blow away in the air like that from paper or cotton cloth. But it must not be supposed that we for a moment object to the employment of this most useful metal in house building merely on account of its combustibility. Only we think it proper to guard against its being confided in as anything like a fire-proof preventive, damper, or check to the power or progress of flames in house burning. It must not be depended on even for moderate strength or resistance at 400 Fahrenheit,—a temperature far below that of its melting point, for it is then so brittle or 'crumbly' that it may be readily reduced to powder.

MUTUAL SUBSCRIPTION LOAN ASSURANCE CLASSES.—Some effective plan, by which the struggling but rising tradesmen and others might rescue themselves from difficulties and dangers, has long been a desideratum; and we are glad to find such a one at last in the "Mutual Subscription Loan Assurance Classes," introduced under such respectable auspices as those of the "British Mutual Life Assurance Society." The plan is a simple one. Each class consists of twenty-five members, who agree to subscribe sums varying from 10*s.* to 5*l.* (at their own option) monthly, for fifty months, when of course their portions in the capital stock of the class would be respectively fifty times the amount of their monthly subscriptions. But, instead of waiting until the expiration of that period, each member has the privilege of receiving his portion by *anticipation* under the following provisions:—The aggregate of each month's subscriptions is offered to the immediate acceptance of those subscribers—that is, the extent of all the subscriptions to which they are pledged—who will give the greatest bonus for the priority of the advance, such bonus to be paid in equal monthly proportions extending over the remaining period of duration of the class. It is clear that all the subscribers might be similarly accommodated before the termination of that period; and, in the meantime, the aggregate of the monthly bonuses, with the interest accruing upon them, during each year, is divided rateably amongst all the subscribers; so that, whatever profit may arise from the bonuses bid exceeding the ordinary rate of interest, it returns at the end of the year to the subscribers themselves.—*London Mercantile Journal.*

PROJECTED WORKS.—Advertisements have been issued for tenders by 2nd January for various works connected with the St. Marylebone baths and washhouses; by 18th inst., for about 270 feet of iron railing for Christ Church, Greenwich; by 18th, for alterations and additions to Cleobury Mortimer Workhouse; by a date not specified, for building a dwelling-house at Wetheral; by 11th, for erecting walls and arches for the Bristol corporation; by 14th, for a supply of stench traps for St. Mary's parish, Leicester; by 16th, for stoneware and other drainage pipes for the Metropolitan Commissioners of Sewers; by latter end of month for deepening, widening, and scouring out the middle level works (St. Ives), and for undermining and re-erecting bridges, making tunnels, culverts, sluices, and other works; by 29th, for the manufacture, erection, and setting to work of an expansive condensing pumping engine, plunger pole, tubular boilers, &c., for the Hull Waterworks; and by 26th, for eighty cast-iron lamp-posts, with wrought-iron lantern frames, &c., complete, for West Derby Township, Liverpool.

METROPOLITAN STREET IMPROVEMENTS.—If what we hear be correct, a good deal of work is being cut out for the building trades in various quarters of the metropolis. The pulling down of a number of houses at Seven Dials indicates, it appears, the cutting forthwith of the new street determined on between the junction of Tottenham-court-road with Oxford-street and Crown-street, on the one hand, and Trafalgar-square at Hemming's-row, near St. Martin's Church, or foot of St. Martin's-lane, on the other. A new street is also about to be formed from the junction of St. Martin's-lane with Long-acre, through Rose-street and New-street into Covent Garden and the Strand. The Duke of Bedford contributes 2,000*l.* towards the cost of this improvement.——New streets are to be opened from Little to Great Tower-hill, and from Tower-hill to Fenchurch-street. Bell-alley, Lombard-street, is to be pulled down and widened. The widening of Cannon-street by setting the houses on the east side 20 feet back, is to be commenced immediately, by pulling down the houses between King William-street and Dowgate-hill. The new thoroughfares from Walbrook to Southwark-bridge, and from the south side of Hungerford-bridge, through Belvidere-road across Manners-street to the York-road station of the South-Western Railway, are to be commenced: and a new street and road are also to be opened from the north side of the East India Dock-road, at Limehouse, in a north-west direction to York-place, in the Mile-end-road, by which the approaches to the Victoria-park will be opened from Limehouse, Bethnal-green, and Cambridge-heath turnpike. Finally, the last remaining portion of St. Giles's Rookery—Church-lane—is to be demolished forthwith; and a new street opened from opposite St. Giles's Church to New Oxford-street. In the midst of all these thorough-going projects, the new street from Westminster Abbey to Pimlico makes but slow progress.

ELECTRO-TELEGRAPHIC.—In England, writes an American, you have had frequent opportunities of witnessing the wondrous effects of the electric power in the transmission of details of revolutions, dethronements, wars, slaughters, president makings and unmakings, and the other such news as the neighbouring countries of Europe have provided for the well-ordered wires of the South-Eastern Railway; but it is hardly possible for the mind to realise the enormous extent, capability, and actual results of the electric telegraph of this country. Before twelve o'clock of the night of the presidential contest, the city of New York had returns of the voting in fourteen different states of the American Union; and it is a fact, that before the returns of the city were finally completed and made up, we had accounts from no less than twenty-three states. The returns of the St. Louis election were received in New York about one hour past midnight, by way of Chicago, after travelling, in a few hours, a distance nearly equal to a voyage across the Atlantic Ocean from Liverpool to New York. The clerks employed are all first-rate. American energy is no mere fable; and the electric telegraph may in truth be termed the nerves of the American republic.

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